GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVATION
LOK SABHA

UNSTARRED QUESTION NO:2126
ANSWERED ON:16.12.2003
CONVERSION OF COMMERCIAL AND INDUSTRIAL PROPERTY LEASE INTO FREE HOLD
LAXMAN GILUWA

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:

(a) whether the Government has decided to allow conversion of commercial and industrial property lease into free hold;

(b) if so, the details of the scheme indicating the rates of conversion and the criteria for fixing market value of the property;

(c) the number of applications received and disposed of so far, category-wise;

(d) whether the Government has investigated on unnecessary delay in the conversion work; and

(e) if so, the details thereof and action taken by the Government in this regard?

Answer

MINISTER OF STATE (INDEPENDENT CHARGE) IN THE MINISTRY OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI BANDARU DATTATRAYA)

(a): Yes, Sir.

(b): Conversion of leasehold land tenure in Delhi into freehold which was applicable to residential properties only has now been extended to industrial, commercial and mixed land use properties vide order dated 24.6.2003. As per the scheme, lessees would have the option to convert their leasehold property to freehold, provided their buildings are complete and have also made upto date payment of all dues including the ground rent, misuse charges/ damages, if any. The conversion fee to be charged for industrial, commercial and mixed land use properties will be 10% of the total land value calculated on the basis of notified land rates prevailing on the date of submission of the application. The land rates are notified periodically with the approval of the competent authority.

For the recorded lessees, 40% remission in the conversion fee will be admissible. The General Power of Attorneyholders will not be entitled to any remission and instead shall pay a surcharge of 33.33% in addition to normal conversion charges.

(c): The number of applications received and disposed of by the Land and Development Office and the Delhi Development Authority are as under:-

Name of agency	No. of applications received	No. of applications disposed of
1. L&DO	330	43
2. DDA	212	00

(d): No, Sir. No unnecessary delay has been reported.

(e): Does not arise.